

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: London Associates, Ltd./
Victoria Shoppes
Parking Reduction
640 N. Federal Highway

Case #: 18-R-01

Date: 10/8/02

Comments:

1. This application requests a reallocation of parking requirements based on changes in types of occupancy from the originally proposed development site. The City previously approved a 25 parking space reduction from the required 275 spaces associated with the originally selected uses and site plan design. The applicant has subsequently re-arranged the tenant uses to generate a lesser parking requirement (264 spaces) and requested one additional space to be reduced on the basis of their shared parking analysis.
2. Tinter Associates, Inc. had reviewed the previous parking reduction application. We have forwarded this updated analysis to Suzanne Danielsen, P.E., at Tinter Associates, Inc. and requested a follow up review effort on this report. The results of her evaluation shall be completed in order for staff to authorize the application to the Planning & Zoning Board hearing.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: London Associates, Ltd./
Victoria Shoppes

Case #: 18-R-01

Date: 10/8/02

Comments:

1. Flow test required.
2. Fire sprinkler system required as per NFPA 101, 36.3.5.1
3. Show fire main, hydrants, DDC and FDC on civil plan.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: London Associates, Ltd./
Victoria Shoppes

Case #: 18-R-01

Date: 10/8/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: London Associates, Ltd./
Victoria Shoppes

Case #: 18-R-01

Date: 10/8/02

Comments:

For site plan review, refer to previous comments for this project.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: London Associates, Ltd./
Victoria Shoppes

Case #: 18-R-01

Date: 10/8/02

Request: Site plan Approval/Parking Reduction/CB & B-1
Victoria Park Shoppes

NOTE: Rezoning/Site Plan was Case 22-ZR-00

Comments:

1. Confirm there are no additional site plan changes other than change in retail and restaurant square footage since Administrative Review of July 22, 2002.
2. Exhibit A, paragraph 1, elaborate on changes made to site plan to accommodate Winn Dixie.
3. Restaurant parking has been calculated at 1/100 S.F. gfa which applies for restaurants under 4,000 S.F. Discuss bay size and locations proposed for restaurant use.
4. Separate application and fee is required for Planning and Zoning Board submittal. Project is subject to City Commission Request for Review within 30 days of Planning and Zoning Board Review.
5. If application is approved, a parking reduction order must be recorded in the public records of Broward County at the applicant's expense prior to Final DRC.
6. Parking Reduction study must be reviewed and signed off by Tim Welch, Engineering Design Manager prior to submitting for Planning and Zoning Board.
7. Pursuant to ULDR Sec. 47-20.3.A.5., specify in narrative and study which criteria this reduction is based on.
8. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: London Associates, Ltd./
Victoria Shoppes

Case #: 18-R-01

Date: 10/8/02

Comments:

1. All glass windows/doors must comply with SFBC.
2. Recommend CCTV with digital recorder strategically positioned throughout Winn Dixie to assist in monitoring customers.
3. What form of perimeter control will be used in the rear of Winn Dixie/ Retail "A" & "B" to aid in preventing pedestrians from entering property?

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: London Associates, Ltd./
Victoria Shoppes

Case #: 18-R-01

Date: 10/8/02

Comments:

1. Provide a narrative and study specifying the criteria used for this parking reduction, pursuant to section 47-20.3.A.5.